



**AMENDMENT NO. 2  
TO  
AGREEMENT FOR JANITORIAL SERVICES  
BETWEEN  
THE CITY OF HERMOSA BEACH  
AND  
XANADU SERVICE SYSTEMS**

This Amendment No. 2 to the Agreement for Janitorial Services ("Amendment No. 2") is made and entered into as of March 10, 2026 ("Effective Date"), by and between the City of Hermosa Beach (a municipal corporation organized and operating under the laws of the State of California with its principal place of business at 1315 Valley Drive, Hermosa Beach, California 90254) ("City") and Xanadu Service Systems (a California Corporation with its principal place of business at 3660 Wilshire Boulevard, Los Angeles, California 90010) ("Consultant"). City and Consultant are hereinafter sometimes referred to individually as "Party" and collectively as the "Parties".

**Recitals**

A. City and Valley Maintenance Corporation ("Valley") entered an agreement dated May 24, 2022 ("Agreement"), for Consultant to provide janitorial services ("Services"); and

B. City and Valley amended the Agreement on July 1, 2024, to increase contract amount and clarify that the scope of services will reflect an additional two classrooms that will be cleaned at South Park School; and

C. Valley merged with Consultant on April 1, 2025, and the terms and conditions of the Agreement remained the same after the merger as set forth in **Exhibit A** (attached hereto and incorporated herein by reference); and

D. The Parties and Valley entered into Assignment and Consent to Assignment Agreement pursuant to Section 8 (Assignment and Subcontracting) of the Agreement on June 24, 2025, whereby Consultant assumed and agreed to be bound by all of Valley's obligations in the Agreement as set forth in **Exhibit B** (attached hereto and incorporated herein by reference); and

F. The Parties now desire to amend the Agreement a second time in order to extend the term and increase the contract amount for the continued performance of the Services.

**NOW, THEREFORE**, the Parties mutually agree as follows:

## AGREEMENT

1. Incorporation of Recitals. The recitals listed above are true and correct, and are hereby incorporated herein by this reference.

2. Amendment. The Agreement is hereby amended as follows:

a. Time of Performance. Section 2 is amended by extending the term to June 30, 2027.

b. Payment of Services. Section 3 is amended by setting the compensation amounts to those listed in Consultant's Rate Sheet as set forth in **Exhibit C** (attached hereto and incorporated herein by reference).

c. Work Schedule. Section 5.1.5 of Exhibit A is amended by replacing the words "2:00 PM" with the words "5:00 PM" in the second bullet under work hours.

d. Special Requirements. Section 5.2.4 of Exhibit A is amended by adding a new subsection L to read as follows:

"Parking Structure C Elevator"

The Contractor shall perform the following services for the Parking Structure C Elevator:

- High Touch Surface Disinfection - the Contractor shall provide daily disinfection of all high touch surfaces including but not limited to elevator buttons, control panels, handrails, and similar contact points.
- Floors, Walls, and General Surfaces - the Contractor shall conduct daily cleaning of elevator floors and walls, including:
  - Vacuuming and/or mopping floors.
  - Wiping and spot cleaning wall surfaces to preserve appearance and hygiene.
- Door Tracks and Sills - the Contractor shall perform daily cleaning of door tracks, sills, and thresholds using High-Efficiency Particulate Air ("HEPA") equipped vacuuming equipment to remove accumulated dirt and debris and ensure proper operation.

- Quarterly Deep Cleaning - the Contractor shall complete a comprehensive deep cleaning of elevator interiors including cleaning ceilings, light fixtures, and upper surfaces on a quarterly basis.
- For all cleaning activities, the Contractor shall use:
  - Non-abrasive cleaners and microfiber cloths to protect finishes.
  - HEPA vacuuming for vents and other elevated or recessed areas.
  - Exercise special care around electronic components, sensors, and specialty finishes to prevent damage.
- Adjacent Walkway Maintenance - the Contractor shall sweep common walkway areas leading to the elevator daily to prevent dirt migration into the elevator cab.”

3. Continuing Effect of Agreement. Except as amended by this Amendment No. 2, all provisions of the Agreement shall remain in full force and effect; and shall govern the actions of the Parties under this Amendment No. 2. Whenever the term “Agreement” appears in the original Agreement from and after the date of this Amendment No. 2, it shall mean the Agreement as amended by this Amendment No. 2.

4. Electronic Transmission. A manually signed copy of this Amendment No. 2 which is transmitted by facsimile, electronic mail, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original executed copy of this Amendment No. 2 for all purposes. This Amendment No. 2 may be signed using an electronic signature.

5. Counterparts. This Amendment No. 2 may be signed in counterparts, each of which shall constitute an original.



**IN WITNESS WHEREOF**, the Parties hereto have executed this Amendment No. 2 on the Effective Date.

**CITY OF HERMOSA BEACH**

**XANADU SERVICE SYSTEMS**

**APPROVED BY:**

\_\_\_\_\_  
Steve Napolitano  
City Manager

\_\_\_\_\_  
Bruce Hwang  
Vice President

**ATTESTED BY:**

\_\_\_\_\_  
Ann Yang  
Interim City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Jason Baltimore  
Interim City Attorney

**Attachments:**

- Exhibit A – Valley Maintenance/ Xanadu Merger Letter dated April 1, 2025
- Exhibit B – Assignment Agreement dated June 24, 2025
- Exhibit C – Payment of Services



**Exhibit A – Valley Maintenance/ Xanadu Merger Letter dated April 1, 2025**



**Exhibit B – Assignment Agreement dated June 24, 2025**



## Exhibit C – Payment of Services

**Monthly Rates for March 2026 – June 30, 2026**

Item	Description	Monthly
1	<b>City Hall</b> 1315 Valley Drive	\$ 1062.00
2	<b>City Yard</b> 555 6 <sup>th</sup> Street	\$531.00
3	<b>Clark Building</b> 861 Valley Drive	\$534.00
4	<b>Community Center</b> 710 Pier Avenue	\$2,995.00
5	<b>Community Services Building</b> 1035 Valley Drive	\$265.00
6	<b>Lawn Bowling Green</b> 861 Valley Drive	\$158.00
7	<b>Park Restrooms – 5 Locations</b> -Clark Field 861 Valley Drive -Fort Lots-of-Fun 1102 6 <sup>th</sup> Street -Sea View Park 1870 Prospect Avenue -South Park 425 Valley Drive -Valley Park 2521 Valley Drive	\$1,865.00
8	<b>Police Department, Jail, and Motor Office</b> 540 Pier Avenue	\$2,237.00
9	<b>Police Station</b> 1311 13 <sup>th</sup> Street	\$260.00
10	<b>South Park School</b> 1645 Valley Drive	\$520.00
11	Bard Street Trailers 1315 Valley Drive	\$460.00
12	<b>Day Porter Service (8am – 2pm)</b>	\$3,730.00
13	<b>Parking Structure Elevator Cleaning</b>	\$730.00
14	<b>Porter Extension Extra 3 hours per day (2pm – 5pm @ \$35/hour per person)</b>	\$3,150.00
	<b>Total</b>	<b>\$18,497.00</b>

TOTAL AMOUNT IN FIGURES: \$18,497.00

TOTAL AMOUNT IN WORDS: eighteen thousand four hundred and ninety-seven dollars

**Monthly Rates for July 1, 2026 – June 30, 2027**

Item	Description	Monthly
1	<b>City Hall</b> 1315 Valley Drive	\$ 1,099.17
2	<b>City Yard</b> 555 6 <sup>th</sup> Street	\$549.58
3	<b>Clark Building</b> 861 Valley Drive	\$552.69
4	<b>Community Center</b> 710 Pier Avenue	\$3,099.82
5	<b>Community Services Building</b> 1035 Valley Drive	\$274.27
6	<b>Lawn Bowling Green</b> 861 Valley Drive	\$163.53
7	<b>Park Restrooms – 5 Locations</b> -Clark Field 861 Valley Drive -Fort Lots-of-Fun 1102 6 <sup>th</sup> Street -Sea View Park 1870 Prospect Avenue -South Park 425 Valley Drive -Valley Park 2521 Valley Drive	\$1,930.27
8	<b>Police Department, Jail, and Motor Office</b> 540 Pier Avenue	\$2,315.29
9	<b>Police Station</b> 1311 13 <sup>th</sup> Street	\$269.10
10	<b>South Park School</b> 1645 Valley Drive	\$538.20
11	Bard Street Trailers 1315 Valley Drive	\$476.10
12	<b>Day Porter Service (8am – 2pm)</b>	\$3,860.55
13	<b>Parking Structure Elevator Cleaning</b>	\$730.00
14	<b>Porter Extension Extra 3 hours per day (2pm – 5pm @ \$35/hour per person)</b>	\$3,150.00
	<b>Total</b>	<b>\$19,008.57</b>

TOTAL AMOUNT IN FIGURES: \$19,008.57

TOTAL AMOUNT IN WORDS: nineteen thousand and eight dollars and fifty-seven cents.